



# ***Zoning Board of Appeals***

November 17th, 2016 - 6:00 P.M. – **Agenda**

City Hall, Room 314

133 William Street, New Bedford, MA

## **MEETING CALLED TO ORDER**

## **APPROVAL OF MINUTES**

- August 25<sup>th</sup>, 2016 Meeting Minutes
- September 1<sup>st</sup>, 2016 Meeting Minutes
- September 22<sup>nd</sup>, 2016 Meeting Minutes
- October 13<sup>th</sup>, 2016 Meeting Minutes
- October 20<sup>th</sup>, 2016 Meeting Minutes
- October 27<sup>th</sup>, 2016 Meeting Minutes

## **OLD BUSINESS**

**#4236** Notice is given of a continued public hearing on the petition of: Anthony R. DeCosta (1861 Shawmut Avenue New Bedford, MA) and Thomas P. Crotty, Esq. (388 County Street New Bedford, MA) for an Administrative Appeal under provisions of chapter 9 comprehensive zoning section 5200 (Zoning Board of Appeals), 5220 (Powers), and 5223 (to hear and decide appeals taken by any person aggrieved by reason of his inability to obtain a permit or enforcement action from any administrative officer under the provisions of M.G.L.A. c. 40A, §§ 7, 8, and 15); relative to property located at 1861 Shawmut Avenue, assessor's map 124 lot 27 in an Industrial-B [IB] zoned district. The petitioners propose to overturn a cease and desist order.

**Please note: this public hearing was continued to November 17<sup>th</sup>, 2016 with the understanding that although this case will not be heard on that date, the hearing will be opened and continued to another date later in the month or in early December. Due to unforeseen scheduling conflicts as of the October 27, 2016 meeting, that date could not be announced and thus, an interim date of November 17th was set.**

**If there are any questions concerning this continuance, please call the Department of Planning, Housing & Community Development at 508-979-1488.**

## **SCHEDULED HEARINGS**

**#4250** Notice is given of a public hearing continued from October 20, 2016 on the petition of: Mario and Kristinal Amaral (208 Tarkiln Hill Road New Bedford, MA 02745) and Steven D. Gioiosa for SITEC, Inc. (449 Faunce Corner Road Dartmouth, MA 02747) for a Variance under provisions of chapter 9 comprehensive zoning sections 2700 (dimensional regulation), 2710 (general), 2711 (lot change), 2720 (table of dimensional requirements-appendix B- minimum lot size, lot frontage, front yard, side yard), 2750 (yards in residence district), 2751 (front yard), 2755 (side yard); relative to property located at 208 Tarkiln Hill Road, assessor's map 118 lot 202 in a residential B [RB] zoned district. The petitioner proposes to subdivide existing single family dwelling on one lot and construct a new single family dwelling on the second lot as plans filed.

**#4251** Notice is given of a public hearing continued from October 20, 2016 on the petition of: Mario and Kristinal Amaral (208 Tarkiln Hill Road New Bedford, MA 02745) and Steven D. Gioiosa for SITEC, Inc. (449 Faunce Corner Road Dartmouth, MA 02747) for a Variance under provisions of chapter 9 comprehensive zoning sections 2700 (dimensional regulation), 2710 (general), 2711 (lot change), 2720 (table of dimensional requirements-appendix

B- minimum lot size, rear yard-ft.) 2750 (yards in residence district), and 2753 (rear yards); relative to property located at NS Holden Street, assessor's map 118, lot 223 in a residential B [RB] zoned district. The petitioner proposes to construct a 32'x28' single family dwelling with a 24'x24' attached garage as plans filed.

**#4253** Notice is given of the public hearing on the petition of: Nicki E. and Nitza N. LaRoca (11 Nautilus Street New Bedford, MA 02744) for a Variance under provisions of chapter 9 comprehensive zoning sections 2700 (dimensional regulation), 2710 (general), 2720 (table of dimensional requirements-appendix-B-side yard), 2750 (yards in residence district), and 2775 (side yard); relative to property located at 11 Nautilus Street, assessor's map 5 lot 197 in a residential A [RA] zoned district. The petitioners seek approval of the location of a generator installed as plans filed.

**#4254** Notice is given of the public hearing on the petition of: Francisco M.O. Rocha (4441 Edinbridge Circle Sarasota, FL 34235) and Joseph E. Swift (25 Nelson Avenue Fairhaven, MA 02719) for a Special Permit under Chapter 9 comprehensive zoning sections 2400 (nonconforming uses and structures), 2410 (applicability), 2430-2437 (nonconforming structures, other than single and two family structure), and 5300-5330 & 5360-5390 (special permit); relative to property located at 87 Lawrence Street, assessor's map 127A lot 179 in a residential A [RA] zoned district. The petitioners propose to change the use from an office/garage to a single family dwelling as plans filed.

#### **NEW BUSINESS**

- ◆ **Requested Update:** Form Based Zoning Initiative
- ◆ **2017 Meeting Schedule**

#### **ADJOURNMENT**

The next Zoning Board of Appeals Meeting is scheduled for December 15<sup>th</sup>, 2016.



